

City of Madison

Planning Department
100 Hughes Road
Madison, Alabama 35758



Planning Commission Staff Report

January 13, 2012

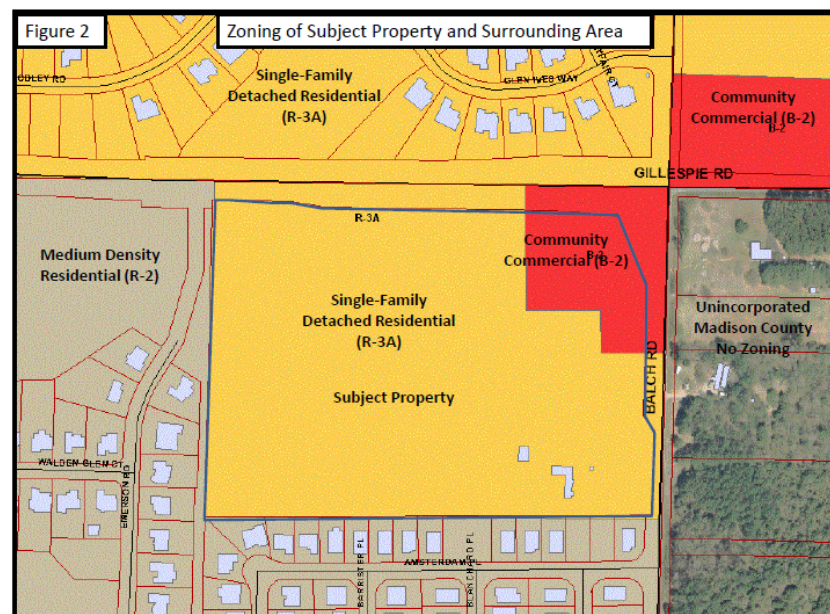
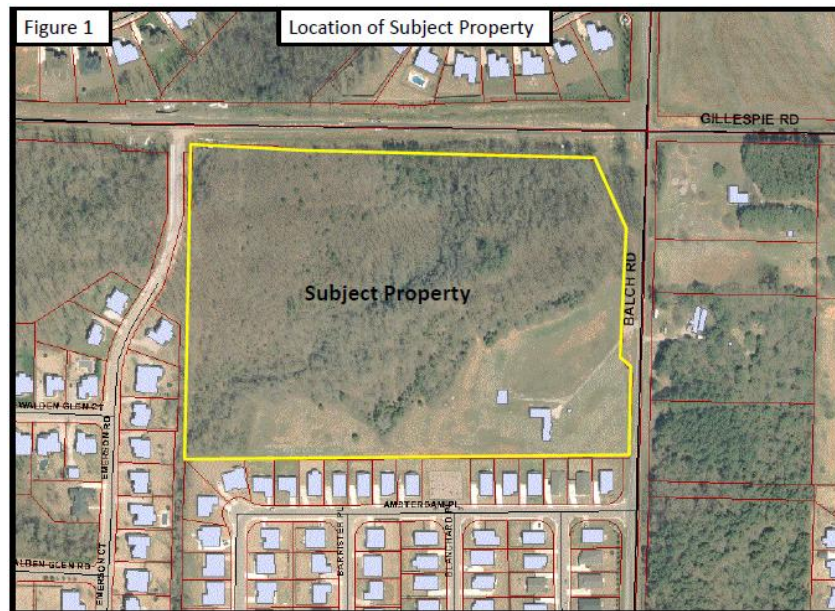
Agenda Item: Applewood Subdivision
Request: Preliminary Plat Approval
Applicant/Owner: Dr. John Wisda, Wiz Kids, LLC
Surveyor of Record: Richard D. Campbell, PLS, Goodwyn, Mills and Cawood

Location of Subject Property

The subject property lies on the west side of Balch Road and the south side of Gillespie Road.

Zoning of Subject Property and Surrounding Properties

The portion of the subject property highlighted in yellow is zoned Single-Family Detached Residential (R-3A), and the portion highlighted in red is zoned Community Commercial District (B-2). The adjoining properties along west and south sides of the subject property and highlighted in tan are zoned Medium Density Residential (R-2). The adjoining properties along the north side of the subject property, and highlighted in yellow, is zoned Single-Family Detached Residential (R-3A). The property adjoining the northeast corner of the subject property, and highlighted in red, is zoned Community Commercial District (B-2). The property adjoining the east side of the subject property and not highlighted is within unincorporated Madison County and is not within any zoning district.



Background

In December of 2010, The Madison Planning Commission approved a preliminary plat for *Applewood* subdivision, authorizing the subdivision of 28.59 acres into 76 lots, 1 parcel, 4 common areas and the construction of all necessary infrastructure. The approved preliminary plat is shown in figure 3.

Applicant's Request

The applicant is requesting re-approval of the same preliminary plat that was previously approved in December of 2011.

Preliminary plat approval expires after one-year, if a final plat has not been approved by the Planning Commission, which is the case with the subject property.

The proposed preliminary plat is not proposing any changes from the preliminary plat approved in December of 2011. The original construction plans, approved with the preliminary plat in December of 2011, will become a part of the proposed preliminary plat if approved.

Staff Recommendation

Staff (and the Technical Review Committee) recommends approval of the Preliminary Plat for *Applewood* Subdivision.

